

## 6. Land Use Change:

### Residential Suburban to Residential Low

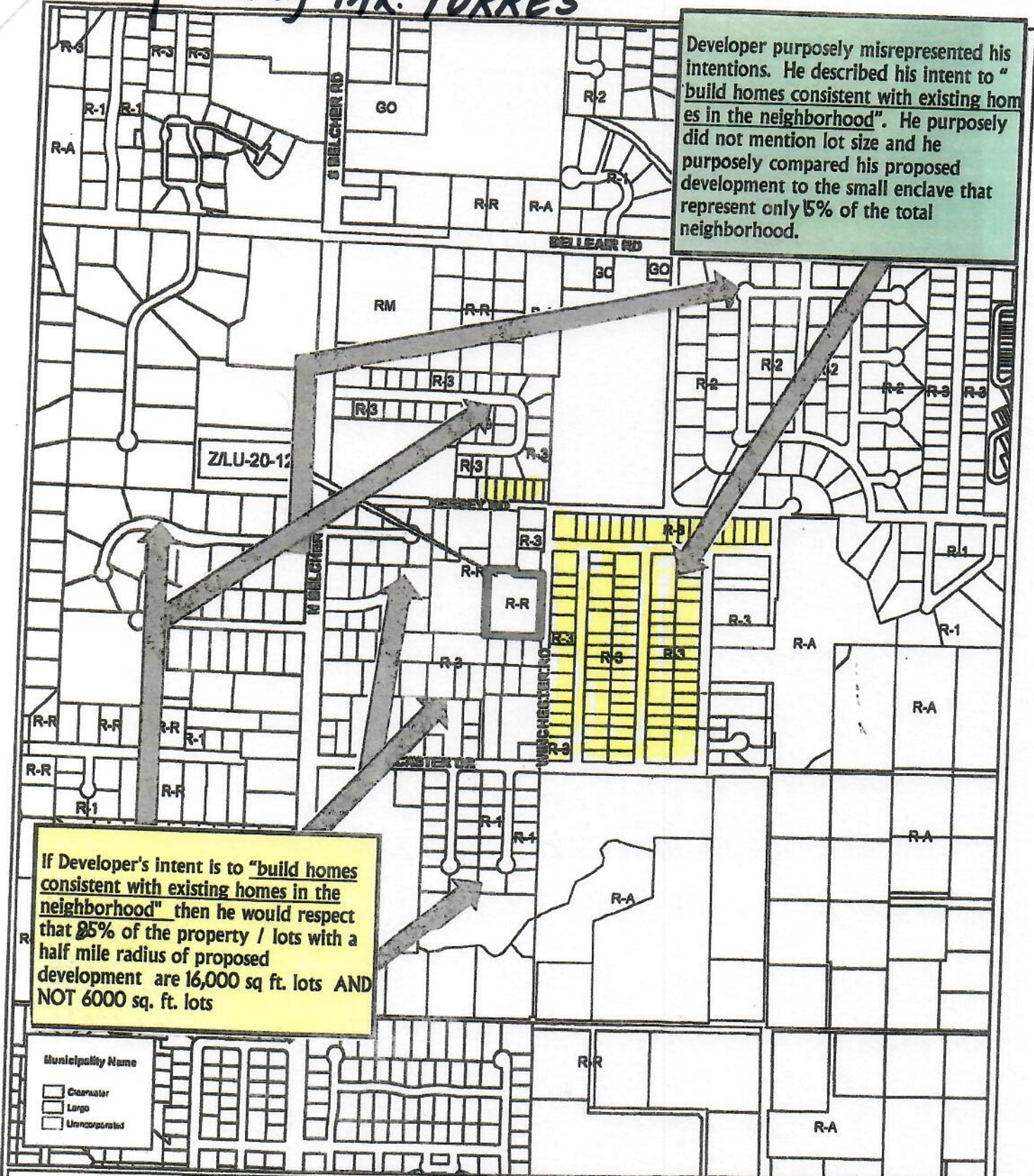
- **Some neighbors are compromising assuming their concerns are taken into consideration!**
  
- **One Neighbor – Mr. Leo Torres (2221 Lawton Dr)**
  - ❖ **100% uncompromising!**
  - ❖ **Serial Opponent!**
  - ❖ **Hates the “SYSTEM”**
  - ❖ **Claims: “Staff rushed their decision.”**
  
  - ❖ **Proposed Land Use Amendment will set a precedent for property on 2245 Kersey Road.**



→ Prepared by MR. TORRES **Exhibit A**

Developer purposely misrepresented his intentions. He described his intent to "build homes consistent with existing homes in the neighborhood". He purposely did not mention lot size and he purposely compared his proposed development to the small enclave that represent only 5% of the total neighborhood.

If Developer's intent is to "build homes consistent with existing homes in the neighborhood" then he would respect that 95% of the property / lots with a half mile radius of proposed development are 16,000 sq. ft. lots AND NOT 6000 sq. ft. lots



- Municipality Name
- Clearwater
  - Largo
  - Unincorporated

<b>Z/LU-20-12</b>	<b>Zoning</b>	From: R-R, Rural Residential To: R-3, Single Family Residential
	<b>Land Use</b>	From: Residential Suburban To: Residential Low



1 inch = 0.12 miles



## Exhibit A

Mr. Torres wrote:

**85% of the lots within a half mile radius of proposed development are 16,000 sq ft and not 6,000 sq ft lot.**

### FACT IS:

- **Within a half-mile radius:**

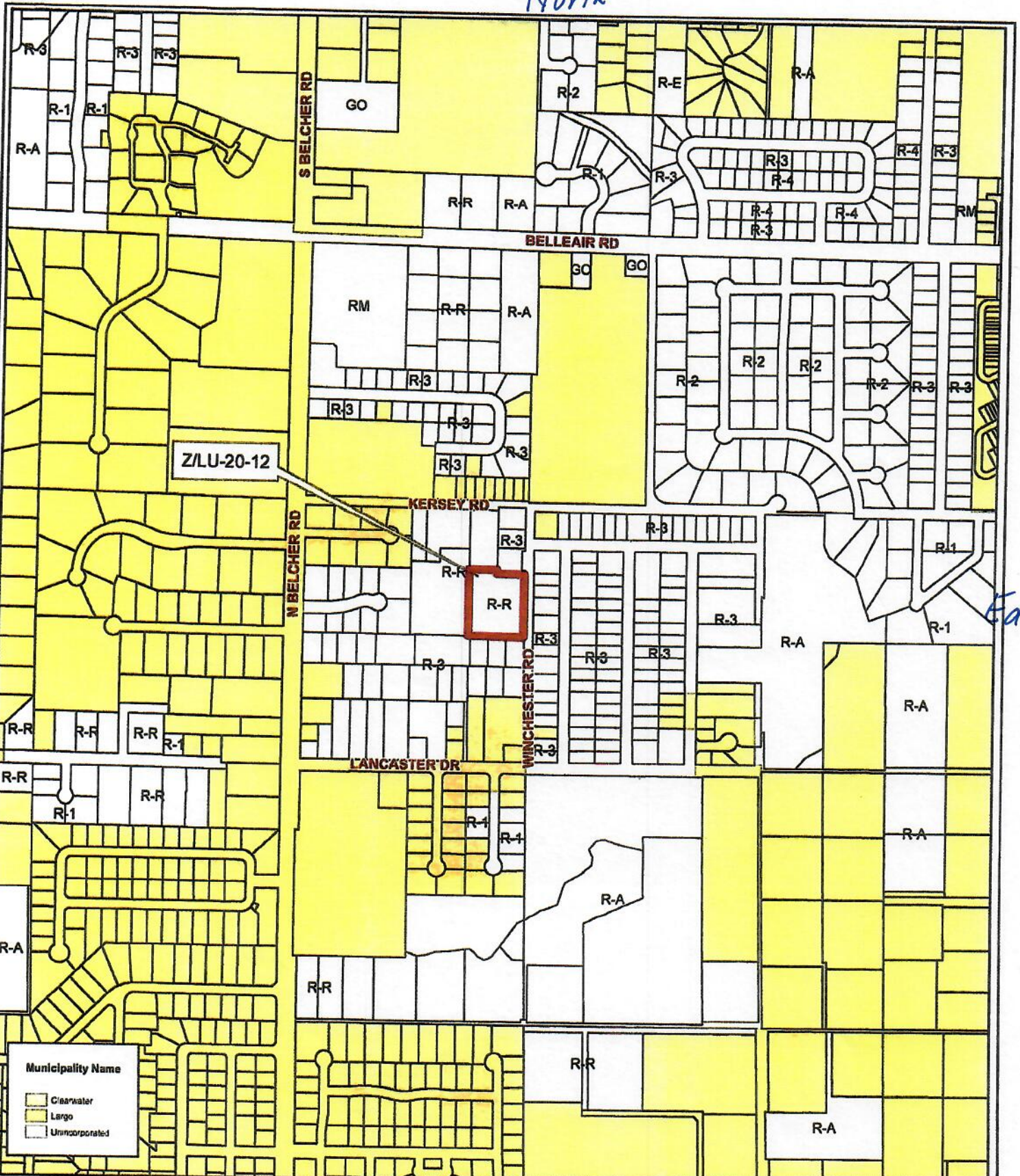
- There is a Mobile Home Park, within 500 feet of my property. There are more than 100 mobile homes on this site.
- There are more than 100 single family homes off Kersey Road, Weymouth Drive, Pembroke Drive, Dorchester Road, Albemarle Road, and Doncaster Road. The lot sizes are approximately 6,000 to 8,000 sq ft.
- Only 1 out of 35 homes off Barbara Drive and Beverly Lane, has 16,000 sq. ft. Lot. Mr. Torres is presumably claiming that they are 16,000 sq ft lots.



North


West

East



**Municipality Name**

- Clearwater
- Largo
- Unincorporated

<p><b>Z/LU-20-12</b></p> <p><b>Municipality Map</b></p>	<p><b>Zoning</b></p> <p>From: R-R, Rural Residential To: R-3, Single Family Residential</p>	
	<p><b>Land Use</b></p> <p>From: Residential Suburban To: Residential Low</p>	

30/29/16/70326/200/2100

Prepared by: Pinellas County Planning Department

13



Date: 10/27/2020

1 inch = 0.12 miles



**Exhibit C**

Prepared By: Mr. Jones

Today you will hear many citizen's concerns about diminished quality of life and safety issues. Valid concerns about increased traffic, noise, water, air, light pollution, crime and environmental issues. Their concerns are not due to denying the right to properly build on undeveloped land. Their concerns are in the context of this case - which is requesting to build DOUBLE the amount of already approved dwellings. This case is about LOT sizes not home sizes, as he wants to plat 10 LOTS where he is already approved to plat five LOTS. If this case is approved it would set a precedent that would defy the past 50 years of consistent BOCC assessments regarding compatible LOT sizes for continued infill development of all of this area's undeveloped neighborhoods in order to keep each area's neighborhood integrity and viability.

(A) **NIMBY**

This is not a NIMBY issue where typically zero development is the issue. 100% of citizens who responded to this case **OPPOSE** the requested land use change. People purposely move to this area for the tranquility and LOT sizes.



5

## Exhibit C

Mr. Torres wrote:

**This case is about LOT sizes not home sizes., as he wants to plat 10 Lots where his already approved for five LOTS. If this case is approved, it would set a precedent that would defy the past 50 years of consistent BOCC assessments regarding compatible Lot sizes for continued infill development.**

**People move to this area for tranquility and LOT Sizes.**

## RESIDENTIAL CLASSIFICATION – (cont'd)

### Category/Symbol – Residential Low (RL)

① → **Purpose** – It is the purpose of this category to depict those areas of the County that are now developed, or appropriate to be developed, in a low density residential manner; and to recognize such areas as primarily well suited for residential uses that are consistent with the low density, non-intensive qualities and natural resource characteristics of such areas.

**Use Characteristics** – those uses appropriate to and consistent with this category include:

- Primary Uses – Residential.
- Secondary Uses – Residential Equivalent, Institutional; Transportation/Utility, Ancillary Nonresidential.

② → **Locational Characteristics** – This category is generally appropriate to locations between major employment centers and community and regional shopping centers; in areas where use and development characteristics are low density residential in nature, in areas serving as a transition between more suburban and more urban residential areas; and in areas within the 100-year floodplain (where preservation, open space/restricted, or recreation/open space are not feasible).

- Residential Use – Shall not exceed five (5) dwelling units per acre.
- Residential Equivalent Use – Shall not exceed an equivalent of 3.0 beds per permitted dwelling unit at 5 dwelling units per acre.
- Nonresidential Use – Shall not exceed a floor area ratio (FAR) of .40, nor an impervious surface ratio (ISR) of .65.
- See 'Additional Standards' section of this table.

**Zoning Compatibility** - The following zoning districts are compatible with the **Residential Low (RL)** land use category:

AE	Agricultural Estate Residential District
E-1	Estate Residential District
R-R	Rural Residential District
R-1	Single Family Residential District
R-2	Single Family Residential District
R-3	Single Family Residential District
R-4	One, Two, or Three Family Residential District
R-5	Urban Residential District
RM	Residential, Multiple Family District
RPD	Residential Planned Development District

All RPD and RM zoning districts that allow up to or less than 5.0 units per acre.

*Attachment 2  
Page 2*



# Wall Street Journal

## April 16, 2021

### U.S. Home Shortage Nears 4 Million Units

By NICOLE FRIEDMAN

The U.S. housing market is 3.8 million single-family homes short of what is needed to meet the country's demand, according to a new analysis by mortgage-finance company Freddie Mac.

The estimate represents a 52% rise in the nation's home shortage compared with 2018, the first time Freddie Mac quantified the shortfall.

The figures underscore the severity of the housing deficit, which is a major factor fueling the current red-hot housing market. The shortage is especially acute for entry-level homes, which makes it more expensive for first-time home buyers to enter the market, said Sam Khater, chief economist at Freddie Mac.

"We should have almost four million more housing units if we had kept up with demand the last few years," Mr. Khater said. "This is what you get when you underbuild for 10 years."

Freddie Mac reached its shortage figure by assessing the amount of single-family home building needed to match demand from household formation, second-home purchases and replacements of damaged or aging U.S. homes, and comparing that with the pace of construction.

The supply shortage poses

an obstacle to U.S. economic growth, by pushing up housing prices and making it difficult for first-time buyers to enter the market and build wealth, Freddie Mac said.

Home-building activity has been subdued since the 2007-09 recession, when many builders went out of business. While builders have increased activity in the past year, they are hampered by shortages of labor, materials and developed land. Many builders are pacing their home sales to make sure they don't sell more homes than they can build.

Single-family housing starts rose last year to 991,000 units, the highest rate since 2007. But starts fell in January and February on a seasonally adjusted basis as construction costs rose, according to Commerce Department data.

Home builders would need to construct between 1.1 million and 1.2 million single-family homes a year to meet long-term demand, but the start rate would need to be even higher to shrink the existing deficit, said Rob Dietz, chief economist at the National Association of Home Builders.

Freddie Mac in 2018 estimated that the U.S. was 2.5 million units short of what it needed to meet long-term demand. The new estimate is as of the end of 2020.